

Staff Summary Report

City Council Meeting Date: 10/06/05

Agenda Item Number: _____

SUBJECT: Introduce and hold the first public hearing for Playa del Norte Lot 2 for an Amended Planned Area Development (PAD), located at 910 East Playa del Norte Drive. The second public hearing is set for October 20, 2005.

DOCUMENT NAME: 20051006dsd2k02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Introduce and hold the first public hearing for **PLAYA DEL NORTE LOT 2 (RRC05032 / DS051092)** (Playa del Norte LLC., property owner) for an Amended PAD, located at 910 East Playa del Norte Drive. The following approval is requested from the City of Tempe:

#SPD-2005.95 An Amended Planned Area Development, including site plan, landscape plan, and building elevations, consisting of 24,834 square feet of restaurant and office space on 1.6 net acres.

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8438)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff - Approval, subject to conditions 1- 9.**
Redevelopment Review Commission – Approval (7-0 vote)

ADDITIONAL INFO: The project site is located at the southeast corner of Scottsdale Road and the Red Mountain Freeway Loop 202. The applicant is requesting an Amended Planned Area Development (PAD) for Playa del Norte, including site plan, landscape plan, and building elevations for Lot 2, on approximately 1.6 net acres.

The proposed amendment to Lot 2 is part of the larger mixed-use development plan for Playa del Norte consisting of 22.7 acres. Lot 2 proposes a two-story commercial building with 12,417 s.f. of restaurant and retail on the first floor and 12,417 s.f. of office on the second floor. To date no public input has been received. **On September 20, 2005, Redevelopment Review Commission recommended approval of this request.**